



Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

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February 24, 2016

Akers Family LLC
193 N. Dogwood Trl.
Southern Shores, NC 27949

Re: Zoning Permit Denial

Dear Property Owner:

This letter shall serve as official denial of a Zoning Permit for the proposed conversion of an existing workshop into office space at 193 N. Dogwood Trl. as described in the Building/Floodplain Development Permit Application submitted by Duck Pool and Spa Services. Section 36-202, (d), (9) states that single-family dwellings shall not exceed 6,000 sq. ft. of enclosed living space. The Certificate of Occupancy issued for the single-family dwelling on October 11, 2007 states that the size of the structure consists of 6,360.56 sq. ft. of living area and 4,555.48 sq. ft. of non-living area.

Since the structure exceeds 6,000 sq. ft. of enclosed living space, it is considered legally nonconforming. Section 36-132, (c), (1) states that no nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.

Should you have any questions or concerns, or if you would like to discuss appealing this decision to the Town Board of Adjustment, please contact me at (252) 261-2394 or whaskett@southernshores-nc.gov.

Sincerely,

Wes Haskett
Town Planner/Code Enforcement Officer
Town of Southern Shores

Cc: Peter Rascoe, Town Manager